

324 High Park Avenue Committee of Adjustment Application

Date: October 13, 2021

To: Chair and Committee Members of the Committee of Adjustment, Toronto and East York District

From: Director, Community Planning, Toronto and East York District

Ward: 4, Parkdale-High Park

File No: A0913/21TEY

Application to be heard: Wednesday, October 20, 2019 at 9:30 a.m.

RECOMMENDATIONS

Community Planning staff respectfully recommend that the Committee of Adjustment refuse Application No.A0913/21TEY.

APPLICATION

The applicant is seeking relief from the provisions of Zoning By-law 569-2013 to permit a parking pad in the front yard of the existing 2½-storey detached dwelling and to modify the front yard landscaping.

COMMENTS

The subject property is located on the west side of High Park Avenue, south of Dundas Street West and west of Runnymede Road. The property is located in an area designated as *Neighbourhoods* in the Official Plan. Section 4.1.5 of the Official Plan states that development in *Neighbourhoods* will respect and reinforce the existing physical character of the neighbourhood, including height, massing and scale.

The property is zoned Residential R (d0.6)(x737) under City Wide Zoning By-law 569-2013 and Residential R2 (Z0.6) under Toronto Zoning By-law 438-86.

Policies 2.3.1.1 and 4.1.5.(g) of the Toronto Official Plan state that development in *Neighbourhoods* will respect and reinforce the existing physical character of the neighbourhood including prevailing streetscape and open space patterns.

Policy 2.3.6 of the Toronto Official Plan advances environmentally sustainable development in *Neighbourhoods* by "investing in naturalization and landscaping improvement...[and] sustainable technologies for stormwater management and energy efficiency".

Policy 4.1.8 of the Toronto Official Plan states that Zoning By-laws will contain numerical site standards for matters such as building type and height, density, lot sizes, lot depths, lot frontages, parking, building setbacks from lot lines, landscaped open

space and any other performance standards to ensure that new development will be compatible with the physical character of established residential *Neighbourhoods*.

Community Planning staff have concerns with the variance for a front yard parking pad and the reduced soft landscaping to accommodate it. Staff are concerned that the requested variances are not in keeping with prevailing characteristics in the established neighbourhood.

Staff note that a number of licensed front yard parking pads exist on High Park Avenue, but they are not the most frequently occurring feature of front yards on this street and they each serve properties that do not have legal access to a rear parking spot.

The magnitude of the front yard parking pad creates variances that do not meet the general intent and purpose of the Official Plan and Zoning By-law, they are not minor in nature and not appropriate for the development of the land. Community Planning staff recommends that this application be refused.

CONTACT

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SIGNATURE



Signed by Dan Nicholson, Manager, Community Planning on behalf of
Lynda H. Macdonald, MCIP, RPP, OALA, FCSLA
Director, Community Planning
Toronto and East York District

copy: Councillor Gord Perks, Ward 4
Raymond Ziema, Agent